VITAL

Grenville Court, Britwell Road, Burnham, Slough SL1 8DF

T 0345 111 7700 W vitaldirect.co.uk

ENERGY PERFORMANCE CERTIFICATE

23 Red Street
Carmarthen
SA31 1QL

25 January 2024

UK-wide services

- Energy Performance Certificates
- Air-conditioning Inspections
- Fire Risk Assessments
- Land Registry Plans
- Energy Efficiency Upgrades
- Facilities Management
- EPC Plus Upgrade Reports

We keep buildings safe, secure & sustainable



Energy performance certificate (EPC)

23 Red Street CARMARTHEN SA31 1QL	Energy rating **C**	Valid until: **24 January 2034** Certificate number: **2407-7294-1454-7677-6411**

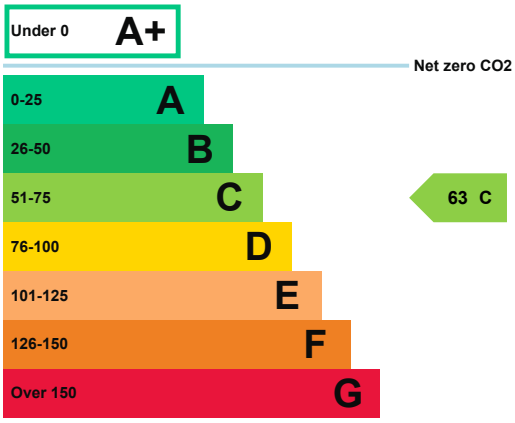
Property type	Retail/Financial and Professional Services
Total floor area	103 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	19 A
If typical of the existing stock	90 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	29.1
Primary energy use (kWh/m2 per year)	312

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/4109-6113-9004-2788-4329).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Nicholas Murphy
Telephone	07712 555 750
Email	nick.murphy@njm-energy-enviro.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023777
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	NJM Energy & Environment
Employer address	2 Two Stones Crescent, Kenfig Hill, Bridgend, Penybont-ar-Ogwr CF33 6DZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 January 2024
Date of certificate	25 January 2024

Energy performance certificate (EPC) recommendation report

23 Red Street
CARMARTHEN
SA31 1QL

Report number
4109-6113-9004-2788-4329

Valid until
24 January 2034

Energy rating and EPC

This property's energy rating is C.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Add time control to heating system.	Low

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Add optimum start/stop to the heating system.	Medium
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Add local time control to heating system.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High

Property and report details

Report issued on	25 January 2024
Total useful floor area	103 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor’s details

Assessor’s name	Nicholas Murphy
Telephone	07712 555 750
Email	nick.murphy@njm-energy-enviro.com
Employer’s name	NJM Energy & Environment
Employer’s address	2 Two Stones Crescent, Kenfig Hill, Bridgend, Penybont-ar-Ogwr CF33 6DZ
Assessor ID	EES/023777
Assessor’s declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd